

MINUTES
Board of Selectpersons
Tuesday, July 21, 2026 – 7:00 PM
Norma Drummer Room – Seymour Town Hall

COPY RECEIVED
DATE: 7/28/26
TIME: 11:10 AM
TOWN CLERK'S OFFICE

Members Present: Annmarie Drugonis, Trisha Danka, Phil Wilhelmy, Scott Andrews, Brianna Girard and Al Bruno

Members Absent: Bob Findley

Others Present: Town Counsel, Bryan LeClerc; CAO, Kurt Miller, Finance Director, Jason Vieira; Paul Roy, Theresa Conroy, Peter Kubik, Fred Stanek, Mike Renkewith, Debbie Alterio

ITEM #1: Call meeting to order

First Selectwoman, Annmarie Drugonis, called the meeting to order at 7:00 PM

ITEM #2: Pledge of Allegiance

Everyone saluted the flag and recited the Pledge of Allegiance.

ITEM #3: Public Comment

Paul Roy, 80 Washington Avenue, Chairman of the Seymour High School Sports Hall of Fame Committee, announced the Committee's annual induction banquet, which will be held on Sunday, October 25, 2026, at 2:00 p.m. at Oak Lane Country Club in Woodbridge.

The 2026 Seymour High School Sports Hall of Fame inductees are John Mastrobattisto (Class of 1960), John Krot (Class of 1965), Stephen Cochran (Class of 1967), Jim Slie (Class of 1971), Paul Haynes (Class of 1976), Ryan Osiecki (Class of 2007), John Murphy (Class of 2009), and Katy Petroski (Class of 2015).

Mr. Roy also announced that the late Denis DeBarber will receive the Outstanding Contribution Award for his years of service as a volunteer and assistant coach. The 1969 Seymour High School Football Team will be recognized for its outstanding achievements. Additionally, Joe Carrafiello and Kenzie Sirowich will be recognized for their induction into the New Haven County Basketball Hall of Fame as players, and Eric DeMarco will be recognized for his induction as a coach.

Tickets will be available at Seymour High School, Seymour Town Hall, or directly through Paul Roy.

Mike Renkewith, 28 Woodside Avenue, spoke in opposition to the proposed sale of 100 Prospect Street. He emphasized the importance of attention to detail and stated that municipalities should maximize public notice and participation when selling town-owned property. He expressed concern that nearby residents were not adequately informed of the proposed sale and questioned whether sufficient public notice had been provided. Mr. Renkewith requested additional information about the developer and urged the Board to reject bids from commercial developers. He cited concerns regarding the potential impact on the local aquifer, increased stormwater runoff, environmental impacts, neighborhood safety, and referenced the area's 2024 flooding. He encouraged the Board to prioritize the protection of the environment, infrastructure, and the concerns of Seymour residents.

Theresa Conroy, 177 Skokorat Street, reminded the Board to get the word out about the Frank and Ann Conroy Outstanding Community Service Award and the Roberta M. King Excellence in Government Award which is awarded at the annual Pumpkin Festival.

Paul Roy, 80 Washington Avenue, discussed parking in downtown and suggested using the former Seymour lumber site as a parking lot for the workers that are working for the DOT / Railroad.

ITEM #4: Approval of minutes

a. Regular Meeting June 18, 2026

Motion to approve minutes from the June 18, 2026 Regular Meeting

Motion: Trisha Danka

Second: Scott Andrews

Vote: 5-Yes

0-No

1-Abstain

Annmarie Drugonis – Yes

Trisha Danka – Yes

Brianna Girard – Yes

Scott Andrews – Yes

Al Bruno – Abstain

Phil Wilhelmy – Yes

ITEM #5: Appointments

Motion to appoint John Lombardo to the Plan of Conservation Development (POCD) Steering Committee until completion

Motion: Scott Andrews

Second: Trisha Danka

Vote: 6-Yes

0-No

0-Abstain

Annmarie Drugonis – Yes

Trisha Danka – Yes

Brianna Girard – Yes

Scott Andrews – Yes

Al Bruno – Yes

Phil Wilhelmy – Yes

Motion to appoint Phil Wilhelmy to the POCD Steering Committee until completion

Motion: Trisha Danka

Second: Brianna Girard

Vote: 6-Yes

0-No

0-Abstain

Annmarie Drugonis – Yes

Trisha Danka – Yes

Brianna Girard – Yes

Scott Andrews – Yes

Al Bruno – Yes

Phil Wilhelmy – Yes

Motion to appoint Kevin Atterberry to the POCD Steering Committee until completion

Motion: Brianna Girard

Second: Phil Wilhelmy

Vote: 6-Yes

0-No

0-Abstain

Annmarie Drugonis – Yes

Trisha Danka – Yes

Brianna Girard – Yes

Scott Andrews – Yes

Al Bruno – Yes

Phil Wilhelmy – Yes

Motion to appoint Vicky Bomba-Lewandowski to the POCD Steering Committee until completion

Motion: Al Bruno

Second: Brianna Girard

Vote: 6-Yes

0-No

0-Abstain

Annmarie Drugonis – Yes

Trisha Danka – Yes

Brianna Girard – Yes

Scott Andrews – Yes

Al Bruno – Yes

Phil Wilhelmy – Yes

Motion to appoint Megan Altomare to the POCD Steering Committee until completion

Motion: Trisha Danka

Second: Al Bruno

Vote: 6-Yes

0-No

0-Abstain

Annmarie Drugonis – Yes

Trisha Danka – Yes

Brianna Girard – Yes

Scott Andrews – Yes

Al Bruno – Yes

Phil Wilhelmy – Yes

Motion to appoint Andy North to the POCD Steering Committee until completion

Motion: Trisha Danka

Second: Brianna Girard

Vote: 6-Yes

0-No

0-Abstain

Annmarie Drugonis – Yes

Trisha Danka – Yes

Brianna Girard – Yes

Scott Andrews – Yes

Al Bruno – Yes

Phil Wilhelmy – Yes

Motion to appoint Jack Jurkowski to the POCD Steering Committee until completion

Motion: Scott Andrews

Second: Trisha Danka

Vote: 6-Yes

0-No

0-Abstain

Annmarie Drugonis – Yes

Trisha Danka – Yes

Brianna Girard – Yes

Scott Andrews – Yes

Al Bruno – Yes

Phil Wilhelmy – Yes

Motion to appoint Theresa Conroy to the POCD Steering Committee until completion

Motion: Trisha Danka

Second: Brianna Girard

Vote: 6-Yes

0-No

0-Abstain

Annmarie Drugonis – Yes

Trisha Danka – Yes

Brianna Girard – Yes

Scott Andrews – Yes

Al Bruno – Yes

Phil Wilhelmy – Yes

ITEM #6: Tax refunds/abatements

Motion to approve the tax refunds/abatements as presented.

Motion: Trisha Danka

Second: Al Bruno

Vote: 6-Yes

0-No

0-Abstain

Annmarie Drugonis – Yes

Trisha Danka – Yes

Brianna Girard – Yes

Scott Andrews – Yes

Al Bruno – Yes

Phil Wilhelmy – Yes

ITEM #7: Correspondence

- Letter from Matt Alterio:

Board of Selectperson's

1 First Street

Seymour, Ct. 06483

Dear Seymour Board of Selectpersons,

I am the owner and operator of Alterio Tractor Pulling, LLC dba Alterio Hay & Livestock. I am a farm on 63 Tibbets Road in Seymour.

I acquired a blite-ridden farm in danger of foreclosure for back taxes at the age of 18 on a handshake for paying off back taxes with the promise to let John Haines and his wife, Jane, live out their days on the farm in the home they loved on the land he grew up on. In less than 72 hours, the taxes were paid, and they signed over their farm to me: no lifetime use, nothing on the deed, just a handshake, and the trust in an 18-year-old kid fresh out of high school would keep them in their home, That was 18 years ago. Taxes have always been paid on time, improvements have been made, and blight is gone.

John Haines has since passed away, and his wife Jane still resides in the home to this day without worry about paying the taxes and having a roof over her head, repair bills, or heating the home.

I am now 36 years old. I have half my life dedicated and invested in this property. I am now a father to an 11-month-old daughter, and I am planning for my family. I want to provide her with the privileges I had as a child. land to run freely & share my love for farming, built on family values and integrity.

I have a vision of what I want to do with my farm. I want to make 63 Tibbets Road a Farm Homestead; in other words, I would like to call my farm home, owner-occupied.

I plan to rehabilitate the farm. I have the knowledge, experience, equipment, and the means to do so. I am a third-generation contractor, with 2 of those generations from Seymour. I do need to utilize the Land Use Department. I have been in contact with Mike Marganski. I was advised to write a letter to the board with my proposal that can benefit both the town and my farm, all while keeping the rural nature of the area, which is my goal. The property borders Little Laurel-Lime Park. **This proposal is for Agricultural Purposes Only.**

I want to purchase the paper road behind my property, the entire width, the portion between Tibbets & Lantern Drive, to be strictly used for agricultural purposes (not for Agritourism). Buying the portion all the way to Lantern Drive would benefit the farm when I need to access the back pasture. If needed, we would have access at Lantern Drive & will not have to cross a watercourse with a Tractor or Cattle Trailer.

If the portion to Lantern Drive is not feasible, I would still like to purchase the strip of land the entire width of the paper road from Tibbets Road to the back side of my property, approximately 35 to 50 feet wide. This will square off my lower paddock. I will install a squared-off split-rail fence. I already have the materials to accomplish this.

This proposal will benefit the town by bringing land back onto the tax roll and extra funds into the town's coffers through the proposed sale, while rehabilitating what remains of a longstanding farm. It will bring value to the neighborhood. I will invest the money in my land and house & barn.

I am asking the Board of Selectpersons to send this proposal to the Land Use Department so I can sit down with them and show them exactly what I want to accomplish with my land and the proposed sale of the area along Paper Road. Then they can send it to you with their recommendations.

If any of you have any questions, please feel free to contact me at 203-848-0720. I have scaled maps already drawn up by an engineer.

Thank you in advance for your consideration.

Sincerely,

Matthew Alterio

ITEM #8: Bid opening – Sale of Real Property, 100 Prospect Street, Seymour, CT 06483

1. Name of bidder: JoAnn Cappiello Amount: \$5,000
2. Name of bidder: Prestige Builders Amount: \$50,000

ITEM #9: Discussion and possible action on an Authorizing Resolution with the State of Connecticut Bond Commission on the awarding of \$1,600,000 to the Town of Seymour for the sewer line expansion on Derby Ave.

Resolution:

RESOLVED that the Town of Seymour may enter into and with and deliver to the State of Connecticut Department of Energy and Environmental Protection any and all documents which it deems to be necessary or appropriate for a grant of \$1,600,000 for the sewer line extension on Derby Avenue in Seymour, CT; and be it

FURTHER RESOLVED, that Annmarie Drugonis, as First Selectwoman of the Town of Seymour, is authorized and directed to execute and deliver any and all documents on behalf of the Town of Seymour and to do and perform all acts and things which she deems to be necessary or appropriate to carry out the terms of such documents.

Motion to approve resolution

Motion: Trisha Danka Second: Scott Andrews

Vote: 6-Yes 0-No 0-Abstain

Annmarie Drugonis – Yes

Trisha Danka – Yes

Brianna Girard – Yes

Scott Andrews – Yes

Al Bruno – Yes

Phil Wilhelmy – Yes

ITEM #10: Discussion and possible action regarding Microboard Processing, Inc. Tax Incentive application

The investment is greater than \$3 million so the property tax abatement should be no less than 60% of the investment and no greater than 100% of the investment for a period of no less than five (5) years and no greater than seven (7) years.

Discussion: what percentage tax incentive and for how many years to provide the tax incentive

The \$3.7 million investment translates to approximately \$2,590,000 of fair market value.

At the current mill rate:

100% incentive would have a value of \$74,177.60

80% incentive would have a value of \$59,842.08

75% incentive would have a value of approximately \$55,633.20

60% incentive would have a value of \$44,506.00

Phil asked about the Town's past practice regarding tax abatements. Annmarie responded that the Town has historically provided 100% abatements only for major buildings. She also noted that the proposed agreement includes a clawback provision requiring repayment of the incentive if the company relocates.

Trisha stated that Microboard has been a longstanding business in Seymour and has expressed its desire to remain in Town. She suggested a 75% tax abatement for five years and indicated she would also be open to a seven-year term.

Kurt Miller stated that Microboard would appreciate whatever incentive the Board is willing to offer, noting that the abatement could help keep the company in Seymour despite opportunities to relocate to the West Coast.

Brianna suggested reducing the abatement percentage while extending the term. Annmarie proposed a 65% tax abatement for seven years. Phil suggested a staggered approach, beginning at 65% and increasing by 5% each year over a seven-year period. Bryan LeClerc stated that nothing in the Town's policy prohibits a staggered incentive structure.

Kurt added that Microboard indicated the tax incentive would allow the company to invest in additional equipment, expand its workforce, and continue contributing positively to the Town.

Al proposed a five-year graduated abatement of 80%, 75%, 70%, 65%, and 60%, respectively. Trisha recommended keeping the incentive structure as simple as possible and later suggested a 70% tax abatement for seven years, noting that it is difficult to project the long-term financial impact without knowing future mill rates.

Scott asked whether the value of the equipment would depreciate over time. Kurt confirmed that it would, as the abatement would be based on the equipment's assessed value.

Following further discussion, the Board requested that Kurt provide additional examples and financial projections for review prior to the next meeting.

Motion to table to August 18, 2026

Motion: Trisha Danka

Second: Brianna Girard

Vote: 6-Yes

0-No

0-Abstain

Annmarie Drugonis – Yes

Trisha Danka – Yes

Brianna Girard – Yes

Scott Andrews – Yes

Al Bruno – Yes

Phil Wilhelmy – Yes

ITEM #11: Discussion with the Finance Director Jason Vieira and IT Director Rob Dyer with possible action regarding the potential of a town-owned cell tower

Jason Vieira discussed Verizon's proposal and explained that the next step would be to engage a telecommunications consultant to identify potential tower locations in the Great Hill area, review project feasibility, and provide cost estimates. The consultant's fee would not exceed \$3,000 and has experience working with other major telecommunications companies. Based on preliminary estimates, the project could pay for itself within approximately three to four years. Mr. Vieira recommended moving forward with the consultant so the Board would have a better understanding of the project's costs and revenue potential before considering a bid proposal at a future meeting.

Scott asked whether the consultant could complete the study within one month. Mr. Vieira stated that he believes the consultant can provide cost projections and evaluate potential sites prior to the next Board meeting.

Mr. Vieira noted that the Town has a good understanding of potential revenue based on the financial records of another cell tower in Seymour, and that the consultant would identify potential locations and provide more detailed cost estimates.

Phil asked whether the proposed locations would all be Town-owned properties. Mr. Vieira confirmed they would be.

Kurt stated that potential locations could include schools, firehouses, or the Gary Park area. He noted that similar proposals were explored 10 to 13 years ago but faced opposition from various Town entities, preventing the project from moving forward.

Annmarie stated that the Town currently leases space on privately owned towers, which is costly and provides little control. She noted that constructing a Town-owned tower would allow the Town to generate revenue while maintaining greater control over its telecommunications infrastructure.

Mr. Vieira estimated the total project cost at approximately \$300,000 to \$500,000, with the Town funding the initial construction. He explained that the consultant would provide more accurate cost estimates through the feasibility study. He further stated that the completed tower could generate approximately \$250,000 annually in available cash flow through lease agreements with Verizon, as well as additional telecommunications carriers and potentially neighboring municipalities.

Motion to hire a consultant at a cost not to exceed \$3,000 to look into a town owned tower

Motion: Trisha Danka

Second: Scott Andrews

Vote: 6-Yes

0-No

0-Abstain

Annmarie Drugonis – Yes

Trisha Danka – Yes

Brianna Girard – Yes

Scott Andrews – Yes

Al Bruno – Yes

Phil Wilhelmy – Yes

Add to the agenda 13b executive session regarding the awarding of the Architectural and Design Professional Service contract for the new Bungay Elementary Scholl Building and Grounds

Motion: Phil Wilhelmy

Second: Trisha Danka

Vote: 6-Yes

0-No

0-Abstain

Annmarie Drugonis – Yes

Trisha Danka – Yes

Brianna Girard – Yes

Scott Andrews – Yes

Al Bruno – Yes

Phil Wilhelmy – Yes

The board went out of order to go into executive session.

Item #13: Executive Session

a. 100 Prospect Street – Bid Review

b. Awarding of the Architectural and Design Professional Service contract for the new Bungay Elementary Scholl Building and Grounds

Motion to enter into executive session to discuss awarding of the Architectural and Design Professional Service contract for the new Bungay Elementary Scholl Building and Grounds inviting co-chairs Fred Stanek and Pete Kubik, CAO, Kurt Miller and Town Attorney Bryan LeClerc and members of the Board of

Selectpersons as set forth in CGSS Sections 1-231(a) and 1-225(f) 1-2006E and 1-210(b) to discuss the Architectural and Design Professional Service contract for the new Bungay Elementary Scholl Building and Grounds

Motion: Trisha Danka

Second: Scott Andrews

Vote: 6-Yes

0-No

0-Abstain

Annmarie Drugonis – Yes

Trisha Danka – Yes

Brianna Girard – Yes

Scott Andrews – Yes

Al Bruno – Yes

Phil Wilhelmy – Yes

Motion to come out of executive session at 8:32 PM noting that no decisions or votes were taken while in executive session

Motion: Scott Andrews

Second: Tricia Danka

Vote: 6-Yes

0-No

0-Abstain

Annmarie Drugonis – Yes

Trisha Danka – Yes

Brianna Girard – Yes

Scott Andrews – Yes

Al Bruno – Yes

Phil Wilhelmy – Yes

➤ **ITEM #12: Discussion and possible action regarding the awarding of the Architectural and Design Professional Service contract for the new Bungay Elementary Scholl Building and Grounds**

Trisha read the following:

The Bungay Elementary School Building Committee, acting by a majority of a quorum present and voting at its July 9, 2026 meeting voted to recommend that the Board of Selectpersons enter into an agreement with Tecton Architects, PC, 34 Sequassen Street, Suite 200, Hartford, Connecticut 06106, to provide Architectural and Design Professional Services for the new Bungay Elementary School Building and Grounds.

The Committee respectfully requests that the Board of Selectpersons approve and take necessary steps to enter into an agreement between the Town of Seymour and Tecton Architects, PC to provide the aforesaid services for the new Bungay Elementary School Building and Grounds, State Project NO.: 124-0058N, in response to the Committee's RFQ/RFP No. 2026-01.

Motion that the Town of Seymour enter into agreement with Tecton Architects, PC regarding the Architectural and Design Professional Services for Bungay Elementary School and that the board further authorizes the First Selectwoman enter and execute any and all documents

Motion: Trisha Danka

Second: Brianna Girard

Vote: 5-Yes

0-No

1-Abstain

Annmarie Drugonis – Yes

Trisha Danka – Abstain

Brianna Girard – Yes

Scott Andrews – Yes

Al Bruno – Yes

Phil Wilhelmy – Yes

Motion to enter into executive session to discuss the 100 Prospect Street for the bid review inviting CAO, Kurt Miller, Town Attorney, Bryan LeClerc and members of the Board of the Selectpersons at 8:35 PM

Motion: Trisha Danka

Second: Al Bruno

Vote: 6-Yes

0-No

0-Abstain

Annmarie Drugonis – Yes

Trisha Danka – Yes

Brianna Girard – Yes

Scott Andrews – Yes

Al Bruno – Yes

Phil Wilhelmy – Yes

Motion to exit executive session at 8:52 PM with no motions or actions taken.

Motion: Scott Andrews

Second: Phil Wilhelmy

Vote: 6-Yes

0-No

0-Abstain

Annmarie Drugonis – Yes

Trisha Danka – Yes

Brianna Girard – Yes

Scott Andrews – Yes

Al Bruno – Yes

Phil Wilhelmy – Yes

ITEM #14: Discussion and possible action regarding town-owned property at 100 Prospect Street

Motion to authorize the bid for 100 Prospect Street to be accepted and awarded to Ms. Cappiello in the amount of \$5,000 and to authorize the Town Attorney to negotiate and prepare the documents to effectuate said transfer

Motion: Al Bruno

Second: Scott Andrews

Vote: 5-Yes

0-No

1-Abstain

Annmarie Drugonis – Yes

Trisha Danka – Abstain

Brianna Girard – Yes

Scott Andrews – Yes

Al Bruno – Yes

Phil Wilhelmy – Yes

ITEM #15: Public Comment

JoAnn Cappiello, 5 Stephen Street, Derby, owns property on Woodside Avenue and thanked the board for awarding her the bid.

Debbie Alterio, of 37 Cold Spring Road, Oxford, stated that she was glad the Board put the residents first, thanked the Board for its decision, and spoke in favor of the Board's action.

Theresa Conroy, of 177 Skokorat Street, thanked the Board for making what she described as a very difficult decision. She stated that she had opposed the sale when she served on the Board because she wanted to preserve the property as open space. She added that she was confident the Cappiellos would take good care of the property.

ITEM #16: Selectperson's public comment

Scott Andrews stated that he was happy to have the matter regarding 100 Prospect Street resolved and believed the Board made the right decision. He expressed hope that residents would recognize that and that the community could move forward.

Trisha Danka echoed Scott's sentiments regarding 100 Prospect Street. She also encouraged everyone to attend the Seymour High School Sports Hall of Fame event and announced that the Awards Committee, consisting of herself, Brianna, and Al, would meet on August 18 at 6:30 p.m.

Phil Wilhelmy stated that he believes residents should trust the process, noting that difficult decisions must sometimes be made. He said that taking the time to gather the facts leads to better decisions and expressed pride in the Board's ability to work together and have thoughtful discussions.

Brianna Girard shared Scott's sentiments regarding 100 Prospect Street. She also attended the ribbon cutting for Tu Marquette, describing it as a great addition to the community and recommending the empanadas.

Al Bruno stated that he was pleased the Board was able to make a decision that benefited the residents.

ITEM #17: Comments from the First Selectwoman

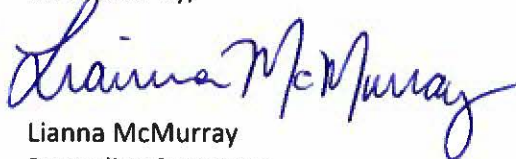
- Congratulated JoAnn Cappiello
- Construction has started on the Train Station and the surrounding area, it is expected to be completed by May 31, 2027.
 - Train outage will be from July 2026 – June 2027,
 - Construction on the tracks and surrounding areas will take place from October 2026 – July 2027
 - The DOT timeline has the entire process completed by December 2027.

- Sidewalks and ramps have been completed in down town and surrounding areas.
- Public Works has been out Painting Stop Bars and Cross walks throughout the town.
- Public works has been steam weeding at the Play grounds and downtown areas.
- Derby Ave construction is completed.
- Bungay they are working on and finalizing the punch list.
- The Assessor resigned, Human Resources contacted two of the three applicants that applied previously, one was not interested and the other one accepted. There are currently six other towns looking for assessors. If everyone remembers, we had a hard time trying to find assessors previously and we could not. The rate that we offered is the going rate for assessors we had our HR Director check and I am happy to say our new assessor is starting August 3, 2026.
- Early Voting
 - August 11, 2026 - Democratic Governor Primary - Ned Lamont vs. Josh Elliott - Have to be a registered Democrat in order to vote in the Primary.
 - July 24, 2026 – Registration & Enrollment Deadline
 - Deadline for mail-in voter registration and party enrollment applications for the State, District, and Municipal Primary. Mail-in voter registrations must be received by this date (or postmarked by this date if received by noon on August 10). Unaffiliated voters must submit party enrollment applications by this date unless enrolling in person by noon on August 10.
- Brief Economic update
 - Plans were presented to the Planning and Zoning Board in regards to the hole in downtown Seymour, the plans are for commercial on the bottom and apartments on top.
 - 129 Main Street - Harulous Coffee shop has just sold.
 - Balko's garage was sold back in Spring and they have been working on the property. Gas station and store.
 - The Glass Workshop has opened a second floor, where they will host additional classes.
 - Seymour Antiques will be opening hopefully in the fall.
 - There is someone new going into the building next to Seymour Pink and Subways,
 - China house is being worked on.
 - Mr. Spector purchased Tri Town.
 - Saturday July 26th - Free Community Movie night we are showing Sand Lot movie starts at 8:30 come early grab a spot
 - 6:00 pm. – Silver Street Band at Great Hill Hose Fire House
 - 6:00 pm Citizen's Engine Company No. 2 Steak and Lobster Night. They are closing tickets sales on Wednesday

ITEM #18: Adjournment

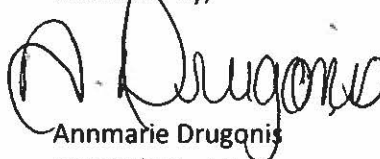
Annmarie Drugonis adjourned the meeting at 9:03 PM

Submitted by,



Lianna McMurray
Recording Secretary

Reviewed by,



Annmarie Drugonis
First Selectwoman